168.0	0001	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	703,500	/	703,500
USE VALUE:	703,500	/	703,500
ASSESSED:	703,500	/	703,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
211		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALLACE JOHN S/ETAL
Owner 2:	WALLACE JENNY A
Owner 3:	
Street 1:	211 FLORENCE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 1249 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6311.000	273,300	3,700	426,500	703,500
Total Card	0.145	273,300	3,700	426,500	703,500
Total Parcel	0.145	273,300	3,700	426,500	703,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.25 | /Parcel: 563.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 110908
GIS Ref:
GIS Ref:
Insp Date: 07/21/18

!12961!

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	273,300	3700	6,311.	426,500	703,500		Year end	12/23/2021
2021	101	FV	265,200	3700	6,311.	426,500	695,400		Year End Roll	12/10/2020
2020	101	FV	265,300	3700	6,311.	426,500	695,500	695,500	Year End Roll	12/18/2019
2019	101	FV	222,200	3700	6,311.	426,500	652,400	652,400	Year End Roll	1/3/2019
2018	101	FV	191,900	3700	6,311.	359,500	555,100	555,100	Year End Roll	12/20/2017
2017	101	FV	191,900	3700	6,311.	329,000	524,600	524,600	Year End Roll	1/3/2017
2016	101	FV	191,900	3700	6,311.	280,300	475,900	475,900	Year End	1/4/2016
2015	101	FV	168,800	3700	6,311.	243,700	416,200	416,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:53:10

LAST REV

Date	Time
08/09/18	10:25:41
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12961

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALLACE JOHN A	25747-365		10/20/1995		1	No	No	F	

USER DEFINED

Prior Id # 1:	110908
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Entry Denied	336	PATRIOT
4/24/2000	Missed Appt.	270	PATRIOT
12/23/1999	Mailer Sent		
12/19/1999	Measured	264	PATRIOT
9/30/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6311		Sq. Ft.	Site		0	70.	0.97	7									426,533						426,500	

Total AC/HA:	0.14488	Total SF/SM:	6311	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 426,533	Spl Credit	Total: 426,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335689
Depreciation:	62438
Depreciated Total:	273251

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

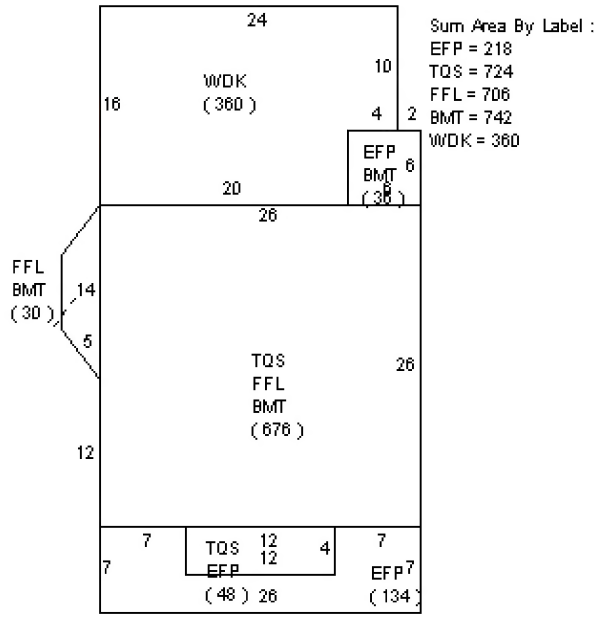
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	106.38
Final Total:	273300	Val/Su SzAd	218.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	742	54.120	40,159
FFL	First Floor	706	180.410	127,369
TQS	3/4 Story	543	180.410	97,962
WDK	Deck	360	8.690	3,128
EFP	Enclos Porch	218	39.310	8,570

Net Sketched Area: 2,569 | Total: 277,188

Size Ad 1249 | Gross Area 2750 | FinArea 1249

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

168.0-0001-0002.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1916	25.42	T	40	101			3,700			3,700

More: N | Total Yard Items: 3,700 | Total Special Featues: | Total: 3,700